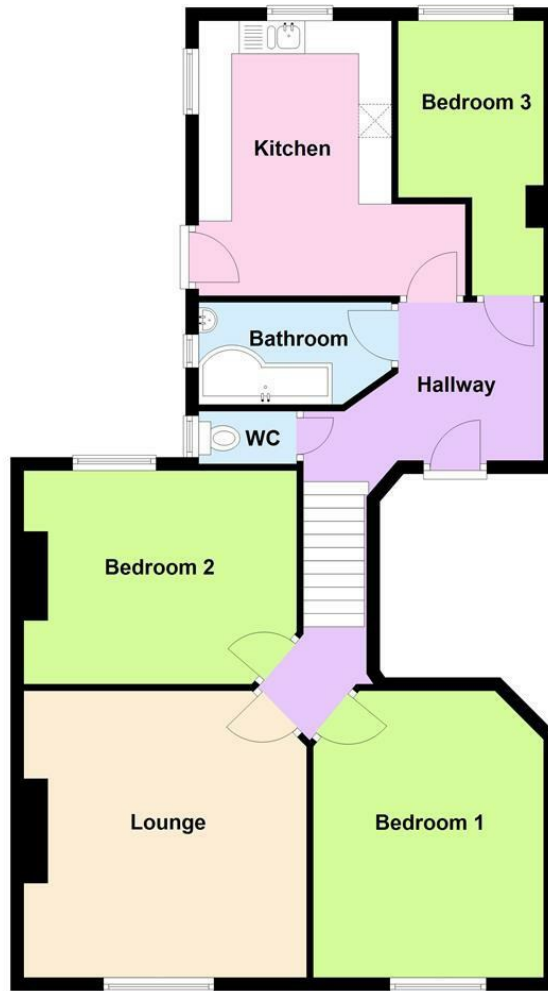


First Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

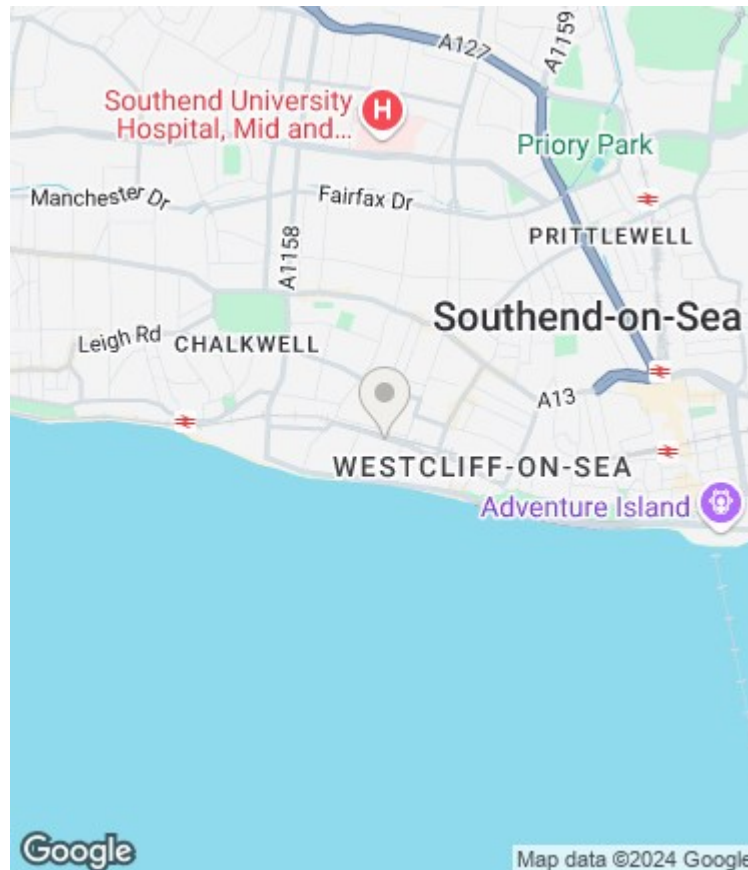
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



THREE BEDROOMS - TWO LARGE DOUBLES AND A SINGLE

ACCESS TO ROOF TERRACE WITH STUNNING VIEWS

FITTED KITCHEN / BREAKFAST ROOM

OUTSIDE COMMUNAL AREA

LONG LEASE

FIRST FLOOR SPLIT LEVEL APARTMENT

WEALTH OF PERIOD FEATURES

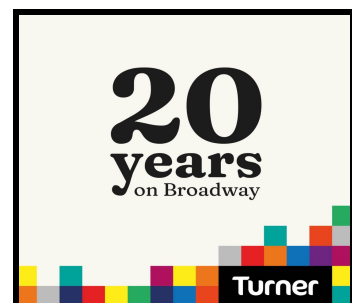
LOUNGE / DINER WITH FEATURE FIREPLACE

ALLOCATED PARKING SPACE

VIEWING AN ABSOLUTE MUST

**Station Road, Westcliff On Sea**

**GUIDE PRICE £250,000 - £260,000**



THREE BEDROOMS, BAGS OF ORIGINAL FEATURES AND ALLOCATED PARKING - DEFINITELY WORTH A LOOK. The communal entrance has stairs rising to the first floor, with the entrance door leading into the spacious entrance hall with laminate flooring and ornate coving to ceiling. On this level is the fitted kitchen / breakfast room with double glazed window to rear and double glazed door and window to side, range of fitted eye level and base level units with work surface over incorporating sink unit with mixer tap, space for cooker, washing machine, fridge and freezer, smooth ceiling, wall mounted combination boiler and radiator. on this level are also the bathroom, separate W.C and bedroom three. On the upper level are two good size double bedrooms, both with feature fireplaces, radiator and ornate coving. The lounge / diner has two double glazed windows to front, feature fireplace, radiator and ornate coving to ceiling. Externally there is an ALLOCATED PARKING SPACE.

 3  1  1  C Council Tax Band : A



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ENTRANCE HALL  
11'1" x 8'10"

LOUNGE / DINER  
14'4" x 14'1"

FITTED KITCHEN /  
BREAKFAST ROOM  
13' 12'11" reducing to  
9'7"

BEDROOM ONE  
13'7" x 10'7"

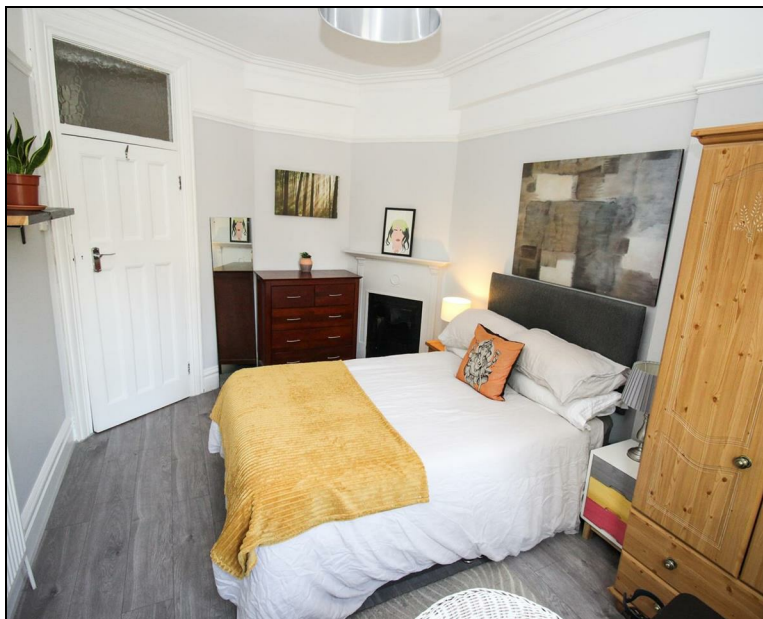
BEDROOM TWO  
14'6" x 9'4"

BEDROOM THREE  
9'1" plus door recess x  
6'3"

BATHROOM  
9'8" x 4'11"

SEPARATE W.C  
4'11" x 2'9"

ALLOCATED PARKING  
SPACE



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01702 710555

